

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 20, 1973

Application No. 11398, Cairo Development Assoc., appellant

A motion was made, seconded and carried by a vote of 3-0, (Mr. McIntosh and Mr. Harps not voting) that the following Order of the Board was entered at the meeting of June 26, 1973.

EFFECTIVE DATE OF ORDER --

JUL 20 1973

ORDERED:

That the application of Cairo Development Associates for a special exception under Section 3308 for a roof structure and a variance from Section 3306.2 to permit alteration affecting light and ventilation on a nonconforming court, for the remodeling of an existing building at 1615 O Street, N.W., Lot 800, Square 179, be GRANTED.

FINDINGS OF FACT:

1. The property is located in an R-5 -B District.
2. The property will be remodeled and converted into a twelve story, 170 unit moderate-income rental apartment building.
3. The lot area is 14, 050 square feet.
4. The allowable area of roof structure is 5,198 square feet, and the proposed roof structure will be within this legal limit.
5. The roof structure will house mechanical equipment, elevator and stairs.
6. The material and color of the street facade of the building will be the existing stone and brick, and the material and color of the roof structure will be matching stone and brick.
7. The developers will add new windows opening onto an existing non-conforming open court. These windows are required by the building code for light and ventilation.

8. Support for this application was registered by the Dupont Circle Citizens Association.

OPINION:

The Board concludes that the new roof structure of this existing apartment building will harmonize with the street frontage of the building in architectural character, material and color, and will be in harmony with the purpose and intent of the Zoning Regulations.

Further, the Board concludes that a variance from the minimum court dimensions of Section 3306.2 to permit alterations affecting light and ventilation on a nonconforming court will not tend to adversely affect surrounding properties.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


JAMES E. MILLER

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.